

092.0

0002

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

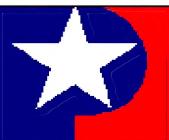
719,600 / 719,600

USE VALUE:

719,600 / 719,600

ASSESSED:

719,600 / 719,600


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
162		PHEASANT AVE, ARLINGTON

OWNERSHIP

Unit #:	
Owner 1: BULENS JOHN H/JOSEPH M	
Owner 2: TRS/BULENS TRUST	
Owner 3:	

Street 1: 162 PHEASANT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: BULENS HENRY J-ETAL -	
Owner 2: BULENS JANET M -	
Street 1: 162 PHEASANT AVE	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

NARRATIVE DESCRIPTION

This parcel contains 6,574 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1964, having primarily Wood Shingle Exterior and 1603 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6574		Sq. Ft.	Site		0	70.	0.94	5									432,054						432,100	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										59411
										GIS Ref
										GIS Ref
										Insp Date
										08/08/18

!7501!

USER DEFINED

Prior Id # 1:	59411
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:07:52
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID 092.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	287,500	0	6,574.	432,100	719,600	719,600	Year End Roll	12/18/2019
2019	101	FV	222,300	0	6,574.	438,200	660,500	660,500	Year End Roll	1/3/2019
2018	101	FV	218,600	0	6,574.	327,100	545,700	545,700	Year End Roll	12/20/2017
2017	101	FV	218,600	0	6,574.	296,300	514,900	514,900	Year End Roll	1/3/2017
2016	101	FV	218,600	0	6,574.	283,900	502,500	502,500	Year End	1/4/2016
2015	101	FV	217,500	0	6,574.	240,700	458,200	458,200	Year End Roll	12/11/2014
2014	101	FV	217,500	0	6,574.	228,400	445,900	445,900	Year End Roll	12/16/2013
2013	101	FV	217,500	0	6,574.	217,300	434,800	434,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BULENS HENRY J-	50117-345		9/19/2007	Family		1	No	No	
	21001-438		2/1/1991				No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/15/2012	1496	Manual	18,638	C					8/8/2018	MEAS&NOTICE	CC	Chris C
7/14/1997	396		9,000					REMODEL KITCHEN	5/1/2013	Info Fm Prmt	EMK	Ellen K
									12/9/2008	Meas/Inspect	372	PATRIOT
									11/2/2000	Hearing N/C	153	PATRIOT
									2/25/2000	Inspected	276	PATRIOT
									1/26/2000	Mailer Sent		
									1/26/2000	Measured	263	PATRIOT
									5/28/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

